

II.

DEVELOPMENT STANDARDS

1. **DEFINITIONS**

Words and terms used herein shall have their usual force and meaning, or as defined in the City of Round Rock Code of Ordinances, as amended, hereinafter referred to as “the Code,” and in Section II.16.

2. **PROPERTY**

This Plan covers approximately 71.319 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit “A”**.

3. **PURPOSE**

The purpose of this Plan is to ensure a PUD that: 1) is equal to, superior than and/or more consistent than that which would occur under the standard ordinance requirements, 2) is in harmony with the General Plan, as amended, 3) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 4) is adequately provisioned by essential public facilities and services, and 5) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use.

4. **APPLICABILITY OF CITY ORDINANCES**

4.1. **Zoning and Subdivision Ordinances**

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by **Chapter 36-Subdivisions** and **Chapter 46 - Zoning**, including **Section 46-136, SF-2 (Single-family - standard lot) district**, and other sections of the Code, as applicable and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4.2. **Other Ordinances**

All other Ordinances within the Code, as amended, shall apply to the Property, except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

5. CONCEPT PLAN AND LOT LIMITATIONS

5.1. This Plan, as depicted in **Exhibit “B”**, shall serve as the Concept Plan required by Section 36-39 of the Code, as amended.

5.2. The Plan includes three different single family (SF) detached lot types and each lot type will be allocated as a percentage of the total number of lots contained in the Plan :

- 1) **SF Detached - Small Lot** (minimum size: 5,000 square feet) – a maximum of 20% of the total number of lots
- 2) **SF Detached - Large Lot** (minimum size: 7,200 square feet) – a minimum of 15% of the total number of lots; and the number shall be equal to or greater than the number of SF Detached – Small Lots.
- 3) **SF Detached - Standard Lot** (minimum size: 6,500 square feet) - a maximum of 70% of the total number of lots.

6. DEVELOPMENT STANDARDS

(1) Development Standards Table

	Single Family Detached – Large Lot ⁽¹⁾	Single Family Detached – Standard Lot ⁽¹⁾	Single Family Detached – Small Lot ⁽¹⁾
Minimum Lot Area	7,200 s.f.	6,500 s.f.	5,000 s.f.
Minimum Lot Width	63 ft.	53 ft.	43 ft.
Minimum Width of Principal Building	50 ft.	40 ft.	30 ft.
Minimum Front Setback from Street (R.O.W.)	25 ft.	20 ft.	20 ft.
Minimum Garage Door Setback from Street (R.O.W.)	25 ft.	20 ft.	20 ft.
Minimum Rear Setback	10 ft.	10 ft.	10 ft.
Minimum Side Setback	5 ft.	5 ft.	5 ft.
Minimum Side Setback from Street (R.O.W.) – Corner Lots	10 ft.	10 ft.	10 ft.
Minimum Setback for Accessory Building	5 ft. ⁽²⁾	5 ft. ⁽²⁾	5 ft. ⁽²⁾
Maximum Height of Principle Building	2 stories	2 stories	2 stories
Maximum Height of Accessory Building	15 ft.	15 ft.	15 ft.
Maximum Lot Coverage	55 percent	55 percent	55 percent
Maximum Height of Fence within Street Yard	3 ft. ⁽³⁾	3 ft. ⁽³⁾	3 ft. ⁽³⁾
Maximum Height of Fence outside of Street Yard	8 ft. ^{(3) (4)}	8 ft. ^{(3) (4)}	8 ft. ^{(3) (4)}

(1) Special purpose lots, including but not limited to landscape lots and utility lots, may be exempted from these requirements

(2) Accessory buildings or structures are not permitted in any front street yard

(3) All fences shall provide a finished face to abutting streets.

(4) Fences shall not conflict with sight triangles at street intersections or obstruct views from adjacent driveways.

(2) Exterior Finish

- (a) Masonry shall be defined as stone, simulated stone, brick or a minimum of 2-step hard coat stucco.
- (b) The exterior finish of all homes shall be a minimum of 75% masonry, excluding non-load bearing elements such as doors, windows, trim, and accents.
- (c) The use of materials such as wood shingles, wood siding, horizontally installed cement based siding or board and batten cement based siding shall be limited to accent features.
- (d) The front and side elevations of all homes shall be 100% masonry, with no more than 75% consisting of a minimum of 2-step hard coat stucco.
- (e) Horizontally installed cement based siding may be used on rear elevations, except on homes that back up to collector or primary level streets. These homes shall be 100% masonry on all sides, with no more than 75% consisting of a minimum of 2-step hard coat stucco.

(3) Garage Door Treatment

- (a) Garage doors that extend more than ten (10) feet in front of the street facing elevation of the home shall incorporate an upgraded garage door. An upgraded garage door shall be defined as a metal door with the addition of at least one of the following: window panels, a faux wood garage door with decorative hardware, or a wood clad garage door.
- (b) Upgraded garage doors shall not be required for swing in, side entry garages.

(4) Lot Fencing Design Standards

- (a) Lot fencing shall be constructed of the following materials: brick, stone, reinforced concrete, decorative masonry, wrought iron, tubular steel, redwood, cedar, preservative treated wood or other equivalent materials approved by the Zoning Administrator. Railroad ties are not permitted.

(5) Temporary Model Home Parking Lots

- (a) Temporary model home parking areas are permitted uses in the RES District in areas adjacent to or across the street from a model home sales office. The temporary parking areas shall be permitted for a maximum period of ten (10) years following the issuance of a site development permit for such parking area, at which time it shall be removed. Landscaping and screening will be required with the temporary parking.
- (b) There shall be no more than four (4) temporary parking area(s) at a time.
- (c) Temporary parking areas shall be contained within the limits of a platted single family lot.

7. TRANSPORTATION

7.1 Traffic Impact Analysis

A Traffic Impact Analysis (TIA) was submitted and approved in conjunction with this plan. If a significant change is proposed to any land use indicated in the TIA, the Owner shall provide the City with an analysis of the effects of the change with regard to transportation impacts. If the City determines that the change in land use results in a net increase in cumulative transportation trips, the Owner shall complete an update to the TIA for approval by the City Director of Transportation Services.

7.2 Street Types

Street types will consist of Primary, Collector and Local streets. Any deviation from a standard City street section design which is requested by the Owner shall require the approval of the City Transportation Director. Primary streets shall be designed so as to prohibit on-street parking.

8. PARKS, OPEN SPACE, TRAILS AND SIDEWALK

- 8.1.** Parcel E of **Exhibit “B”** indicates the general location and size of the park and open space within the Plan. Approximately 5.7 acres are located within Parcel E.
- 8.2.** A minimum of 2,000 linear feet of trails, as depicted on **Exhibit “B”**, shall be constructed by the Owner. All trails shall be concrete and a minimum width of eight feet (8'). With the approval of the City, decomposed granite may be utilized in lieu of concrete at locations where no washout is anticipated to occur. The size and compaction of the decomposed granite at these locations shall require City approval.
- 8.3.** As depicted on **Exhibit “B”**, a six foot (6') wide sidewalk shall be constructed, connecting the hike and bike trail with Redbud Lane.
- 8.4.** The parks, open space and trails depicted on **Exhibit “B”** shall be dedicated to the City through the subdivision process, unless designated as a private amenity. Park improvements and trails will be constructed by the Owner and maintained by an owners association. Should the parks, open space and trails be designated as a private amenity, the Owner shall provide a public access easement which contains the trails.
- 8.5.** The hike and bike trail and sidewalk connection to Redbud Lane shall be constructed at the same time as the construction of the residential development which either contains or is adjacent to the trail or sidewalk.

- 8.6.** The dedication of park and open space and the construction of the hike and bike trail and sidewalk, as depicted on **Exhibit “B”** shall be used to meet the parkland requirement contained within Chapter 36, Article III of the Code for the Plan. No parkland fee in lieu of conveyance shall be required.

9. LANDSCAPING

- 9.1** All development areas which include turf shall utilize Drought Tolerant Turf Grasses, as defined in the Code.
- 9.2** Plant material shall be of a native and/or adapted species, including those selected from *Native and Adapted Landscape Plants, an Earth-wise Guide for Central Texas*, created by the Texas Cooperative Extension, Grow Green and the Ladybird Johnson National Wildflower Center.
- 9.3** A minimum of two (2), two-inch (2”) caliper Large species trees shall be provided on all Single Family Detached lots.
- 9.4** A master community association will be established for the maintenance of landscape and irrigation areas located between the roadways and the property lines for internal projects as well as for all community signage, walls, medians, common open spaces, greenbelts, parks and detention areas.

10. CHANGES TO DEVELOPMENT PLAN

10.1 Minor Changes

Minor changes to this Plan which do not substantially and adversely change this Plan may be approved administratively, if approved in writing, by the Director of Planning and Development Services and the City Attorney.

10.2 Major Changes

All changes not permitted above shall be resubmitted following the same procedure required by the original PUD application.

LIST OF EXHIBITS

Exhibit “A”	Survey and Legal Description
Exhibit “B”	Concept Plan